025.0	0006	0017.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,054,100 / 1,054,100
					USE VALUE: 1,054,100 / 1,054,100
					ASSESSED: 1,054,100 / 1,054,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		WINDSOR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAIDA FELICIA.TRUSTEE
Owner 2:	MAUREEN/JOSEPH CICCOLO TR
Owner 3:	
Street 1:	279 STANDISH STREET
Street 2:	
Twn/City:	MARSHFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02050 Type:

PREVIOUS OWNER

Owner 1:	CICCOLO JOSEPH T & MAUREEN -
Owner 2:	TRS/MAUREEN/JOSEPH CICCOLO TR -
Street 1:	279 STANDISH STREET
Twn/City:	MARSHFIELD
St/Prov:	MA Cntry:
Postal:	02050

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3385 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	593,000	5,100	456,000	1,054,100
Total Card	0.115	593,000	5,100	456,000	1,054,100
Total Parcel	0.115	593,000	5,100	456,000	1,054,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 311.45 | /Parcel: 311.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	17172
GIS Ref	
GIS Ref	
Insp Date	07/29/17

!2101!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	593,000	5100	5,000.	456,000	1,054,100	1,054,100	Year End Roll	12/18/2019
2019	104	FV	436,000	5100	5,000.	484,500	925,600	925,600	Year End Roll	1/3/2019
2018	104	FV	436,000	5100	5,000.	353,400	794,500	794,500	Year End Roll	12/20/2017
2017	104	FV	369,000	5100	5,000.	307,800	681,900	681,900	Year End Roll	1/3/2017
2016	104	FV	369,000	5100	5,000.	262,200	636,300	636,300	Year End	1/4/2016
2015	104	FV	327,700	5100	5,000.	256,500	589,300	589,300	Year End Roll	12/11/2014
2014	104	FV	327,700	5100	5,000.	210,900	543,700	543,700	Year End Roll	12/16/2013
2013	104	FV	341,400	5100	5,000.	200,600	547,100	547,100		12/13/2012

PRINT

Date	Time
12/10/20	17:35:45

LAST REV

Date	Time
09/09/20	15:36:04
danam	
2101	

USER DEFINED

Prior Id # 1:	17172
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CICCOLO JOSEPH	68804-286		1/24/2017	Convenience	10	No	No		
CICCOLO JOSEPH	46929-266		2/6/2006	Family	10	No	No		
	11698-620		6/25/1969		36,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2015	849	Solar Pa	7,000		7/1/2015			Install 10 solar p
4/15/1992	131	Manual	6,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
10/27/2015	Permit Insp	PC	PHIL C
5/8/2009	Meas/Inspect	189	PATRIOT
12/4/1999	Inspected	264	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/11/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96023786
Const Adj.:	0.99960202
Adj $ / SQ:	163.175
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728463
Depreciation:	135494
Depreciated Total:	592969

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	14	BRs:	7	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	6	3	
Totals			
2	14	7	

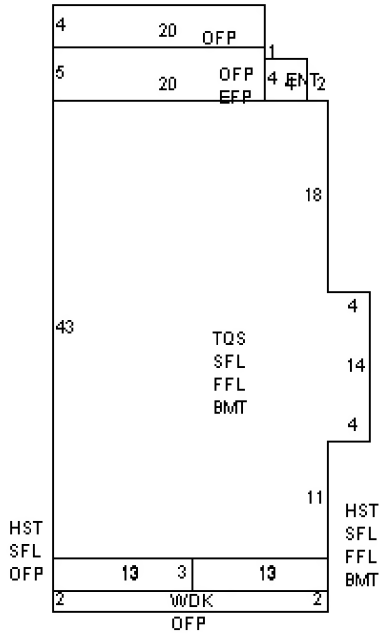
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.18
Special Features:	0	Val/Su Net:	117.73
Final Total:	593000	Val/Su SzAd	175.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,252	163.180	204,296
BMT	Basement	1,213	48.950	59,380
FFL	First Floor	1,213	163.180	197,932
TQS	3/4 Story	881	163.180	143,676
OFP	Open Porch	271	22.580	6,119
EFP	Enclos Porch	100	54.430	5,443
WDK	Deck	52	15.990	832
HST	Half Story	39	163.180	6,364
	Net Sketched Area:	5,037	Total:	624,464
Size Ad	3384.5	Gross Are	5369	FinArea 3385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0006-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1912	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100